

FINDINGS - EXHIBIT A
SUB2014-00006 / COAL13-0062

Environmental Determination

- A. The project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption]. The lot line adjustment will result in the reconfiguration of 12 parcels into 4 parcels to reflect the existing Lime Mountain surface mining operation on site. The reconfiguration will not increase development potential and will not degrade the quality of the environment in the vicinity. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment.

Lot Line Adjustment

- B. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the adjustment will result in 4 parcels that exceed the minimum parcel size of 320 acres for grazing as set through the Land Use Ordinance and General Plan. Therefore, the proposed lot line adjustment is equal to or better than the existing situation relative to the county's zoning and building ordinances.

Agriculture Preserve

- C. Because the parcels subject to the lot line adjustment are interior to the existing Land Conservation Contract, the boundaries of the Contract will not be affected and a new contract will not be required. The existing contract will continue to enforceably restrict the four resulting parcels for the unexpired term of the existing contract, as required by the County's Rules of Procedure to Implement the California Land Conservation Act of 1965 and Government Code Section 51257(a) et seq.
- D. There is no net decrease in the amount of acreage restricted because the aggregate acreage of the land restricted by the existing contract will not be affected by the lot line adjustment.
- E. After the lot line adjustment, 100 percent of the land under the former contract would remain in contract.
- F. After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use (grazeland), as defined in Section 51222 because the resulting parcels are at greater than 320 acres in size.
- G. The lot line adjustment does not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts because the resulting parcels will remain active grazeland.
- H. The lot line adjustment will not result in the removal of adjacent land from agricultural use.
- I. The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted parcel that is inconsistent with the general plan.